

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 3403 Rehobeth Church Road (Northeast quadrant of Creek Ridge Road and Rehobeth Church Road)

Applicant: J. Maurice DeBerry
Owner: Larry Ring

From: RS-9 & RM-12
To: RM-18

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	14
Net Density	15.7 units per acre
Existing Land Use	Undeveloped
Acreage	0.89
Physical Characteristics	<i>Topography:</i> Downward southerly slope <i>Vegetation:</i> Woods / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	High Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-9
<i>South</i>	Auto Body Shop	HB
<i>East</i>	Single Family	RS-9
<i>West</i>	Undeveloped / Princeton Terrace Apartments	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
D766	2002	A request to rezone the northern 0.68-acre portion of this property to Highway Business was denied by the Zoning Commission in January 2002.
3019	2002	This same northern 0.68-acre portion of the property was rezoned from RS-9 to RM-12 by the Zoning Commission in March 2002.

DIFFERENCES BETWEEN RS-9 & RM-12 (EXISTING) AND RM-18 (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less.
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

TRANSPORTATION	
Street Classification	Rehobeth Church Road – Minor Thoroughfare (South of Creek Ridge Road), Collector Street (North of Creek Ridge Road), Creek Ridge Road – Minor Thoroughfare.
Site Access	Unknown at this time. Proposed driveways must meet the specifications outlined in the City of Greensboro Driveway Manual.
Traffic Counts	Creek Ridge Road ADT = 10,400, Rehobeth Church Road ADT = 3,000.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek.
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The portion of the subject property that is zoned RM-12 was approved by the Zoning Commission in March 2002. Staff recommended approval of that request, pointing out that the Princeton Terrace Apartments on the opposite side of Rehobeth Church Road in close proximity to the subject tract were zoned RM-18. Staff mentioned that a residential zoning pattern should remain for the long term stability of this neighborhood. Staff felt that the RM-12 request was in keeping with that observation and was a reasonable zoning classification given the location and orientation of the lot.

RM-18 is consistent with the High Residential land use designation on the Generalized Future Land Use Map of Connections 2025.

Creek Ridge Road is a Minor Thoroughfare and, as a result, staff feels that this is an appropriate location for higher density residential development, especially since the property features easy access to Freeman Mill Road.

GDOT: Creek Ridge Road is scheduled for some minor roadway widening within existing right of way at this intersection in summer of 2008. Creek Ridge Road will be widened to a three lane section with sidewalk along both sides of the street. The developer will be required to build sidewalk along the frontage of their property per the development ordinance. Since there is an identified city project for Creek Ridge Road then the developer will need to coordinate any infrastructure improvement requirements for their development with the City of Greensboro Engineering and Inspections Department.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.